



# Howard County Board of Appeals

George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043-4392

## MINUTES

October 30, 2023

### Work Session

#### **BA 766-D – British American Bldg., LLC et. al (Motion to Reconsider) Hybrid Hearing (Banneker Room and Webex)**

#### **Board Members Present:**

Steve Hunt, Chair  
Gene Ryan, Vice Chair  
Felita Phillips

#### **Staff:**

Kel Berg  
Kiasten Miller  
Barry Sanders

Call to order at: 1:31 p.m.

#### **BA 766-D British American Bldg., LLC et. al**

Appeal of Planning Board approval of SDP-17-041 Royal Farm Store 186 (SE corner of Snowden River Parkway & Minstrel Way).

#### **Discussion of Motion to Reconsider**

Discussion of Motion to Reconsider the Board of Appeals Decision and Order dated October 2, 2023 in BA 766-D British American Bldg., LLC et. al filed by James Mazzullo on behalf of Efficient Properties, LLC and the opposition to the Motion to Reconsider filed by Sang Oh, Esquire on behalf of Respondent Two Farms, Inc.

The Board decided that they would not entertain oral arguments on the Motion to Reconsider and the opposition thereto.

The Board deliberated on the motion and the opposition thereto. The Board discussed whether there were any mistakes of fact or mistakes of law in their Decision and Order.

**Vote:**

In the matter of BA 766-D British American Bldg., LLC et. al on the Motion to Reconsider the Board of Appeals Decision and Order dated October 2, 2023 filed by James Mazzullo on behalf of Efficient Properties, LLC, the Board will vote to grant or deny.

*Deny: Unanimous.*

*The Board denied the Motion to Reconsider the Board of Appeals Decision and Order dated October 2, 2023 filed by James Mazzullo on behalf of Efficient Properties, LLC for BA 766-D British American Bldg., LLC et. al.*

The Board adjourned at 1:42 p.m.

**MINUTES APPROVED**

Nov. 7. 2023 